

QUARTERLY PUBLICATION

COWBOYS

Stadium SCOREBOARD

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CRANES, CONCRETE AND ROADWAY IMPROVEMENTS EXCITEMENT IS BUILDING!

The Stadium Scoreboard chronicles the progress of the Cowboys Complex Development Project from bond sale to kick off. This quarterly publication is produced by the City of Arlington especially for the taxpayers of Arlington.



The excavation of the Stadium bowl area is complete and excitement is building in and around the Core Project Area. Tower cranes are going up and concrete is being poured.

In the Entertainment District, roadway improvement projects are gaining momentum as contractors prepare for new parking lots and the extension of Baird Farm Road.



Inside the Cowboys Stadium

Inside this quarter's *Cowboys Stadium Scoreboard Report*, read about efforts to develop construction plans for stream restoration of Johnson Creek.

Meet Luis Spinola, CEO of one of the largest Hispanic-owned contractors in the country. His company is providing steel supply operations for the Stadium development project. Inside this report, read more about the Dallas Cowboys activities in the Arlington community.





The **Legal Team** is working closely with the Arlington Police and Fire Departments to help safeguard the critical infrastructure of the Stadium Project under the Texas Homeland Security Act. It is a public safety initiative designed to help protect and serve the sports venue's thousands of fans and support personnel.

This quarter, the City of Arlington received an open records request for "...a copy of the architectural drawings of the new Dallas Cowboys Stadium." In accordance with Texas law, the Legal Team has requested an opinion of the Attorney General on this matter.

Based primarily on safety issues raised by the Arlington Police and Fire Departments, the City Attorney's Office has asked the Attorney General's Office whether the City may withhold the release of certain portions of the construction plans in order to safeguard and protect city tactical emergency response practices. According to a letter to the Attorney General's Office prepared by the City Attorney's Office, technical construction drawings illustrate "every point of weakness or vulnerability of the building and should not be released to the public."

The Arlington Police and Fire Departments continue to be

actively involved in the preparation of tactical plans for emergency response, crime prevention, detection and security from acts of terrorism in the Cowboys Stadium, and the departments have worked closely with the Legal Team to identify documents and to request an opinion from the Attorney General confirming that the City may keep confidential those documents crucial to the future safety of the venue's 75,000 spectators and 20,000 support personnel.

Since 2004, the City's Legal Team has processed twenty-three Cowboys Stadium related open records requests.

On September 20, the City of Arlington received final judgments in four eminent domain actions for the Dallas Cowboys Complex Development Project. Final judgments affirm the City's right to exercise eminent domain and determine property value.

Other eminent domain actions pending include twenty-six cases in Tarrant County Court at Law No. 1; twenty-five cases in Tarrant County Court at Law No. 2; and twenty-two cases are pending in Tarrant County Court at Law No. 3.



This quarter, the **Finance Team** continues to manage all monetary aspects associated with the Cowboys Complex Development Project.

Project expenditures through October 17, 2006 total \$151,919,605. The City's portion of that amount to date is \$75,843,051.

These project costs are paid out of a trust account jointly controlled by the City and the Cowboys.

\$151,919,605
Stadium Project expenditures to date



Along a two-mile stretch of North Collins Street, all commercial establishments in the Core Project Area of the Cowboys Stadium have been successfully relocated.

The Bank of America, one of the final remaining commercial establishments in the area, recently opened in a new location north of



New bank building at 2102 N. Collins St.

Interstate 30 and Lamar Boulevard. The closure of its existing building at Randol Mill Road and North Collins Street is scheduled for December with demolition to follow.

In a partnership with Pinnacle Consulting and Thompson and Knight, LLP, the **Real Estate Team** completed its scope of work in the Core Project Area in September with the purchase of the VIP Hotel and Conference Center at 1601 E. Division St. Asbestos abatements have been completed and demolition is under way.

Through an interlocal agreement between the City of Arlington and Tarrant County, the demolition of all residential and commercial structures in the Core Project Area is being coordinated by the county.





The **Operations Team** continues to provide oversight of all public safety, traffic, health and code issues associated with the development of the Cowboys Stadium. The team oversees construction activities, including excavation, hauling operations and utility construction.

Demolition of the VIP Hotel and Conference Center will be completed in November. This 8.5-acre site will be cleared in preparation for one of many venue parking lots.

In the Bowl Area

The excavation of the stadium bowl area and dirt transport operations were completed on September 15, 2006. The maximum depth of the bowl area is 52 feet or the height of a five-story building. Excavation and hauling contractor Mario Senacola and Sons of Frisco, Texas transported about 1,400,000 cubic yards of dirt. An estimated 750,000 cubic yards of dirt was moved off-site to different locations.

With excavation and dirt transport operations complete, construction of the main structure started this quarter. A majority of the construction activity occurs inside the bowl, and out of the public's view.

As of October 29, 240 columns of concrete have been poured to support the upper decks of the Hall of Fame Level. Six hundred and eighty-five concrete piers have been poured to support floors and columns.

The placement of the permanent wall is occurring and, to date, 71,953 square feet of concrete has been poured.



Contractors say this amount of concrete represents only about 46 percent of what will be needed to complete the wall.

Approximately 90,985 square feet of concrete has been poured for the floors on the event level. Much of the concrete for the project is being provided by the TXI plant located five miles north on State Highway 157 in Euless.

This quarter, the last three tower cranes went up on the north side of the Stadium, bringing the total number of cranes around the Stadium to six. These cranes will lift the concrete and structures that establish Stadium decks and roof supports. They vary in height from 195 feet to 235 feet. A 235-foot crane is the height of a 10-story building.

Approximately 400 construction workers are on the project site daily.

Construction and Safety

This quarter, HKS Architects completed the 2,100-page construction plan that includes building, mechanical, electrical and plumbing infrastructure inside the stadium.

Bureau Veritas is the third-party company hired by the City of Arlington to perform the regulatory functions of plan review and inspections and architectural plan review and construction inspection to assure compliance with building codes and City ordinances. Bureau Veritas has completed plan review of the construction plans, and will finalize comments in mid to late November.

Lopez Garcia performs professional engineering services for design review and construction inspection. Their scope of work includes oversight of all street improvements, including traffic impact analysis, streetlights, traffic signals and traffic control



plans, drainage, water, sanitary sewer and storm water management.

The Arlington Police Department

continues to monitor truck traffic in the area to ensure compliance with traffic safety laws. During baseball season, the Police Department placed a special emphasis on traffic entering and exiting Ameritrust Field. The Police Department continues its partnership with construction management and area security companies to implement measures to prevent construction related crimes in the Core Project Area.

The Arlington Fire Department is engaged in site safety and emergency response. The Fire Department and Manhattan Construction Management continues to review emergency response protocols to enable rapid emergency response.

Looking ahead: Two street closures are planned. The eastbound lanes of Randol Mill Road will be closed for utility work. One northbound and one southbound lane of Collins Street (State Highway 157) will also be closed for utility work. The utility work is schedule to occur over the next couple of months and closure times will be posted before work begins.





Roadway Improvements Update

A number of roadway construction activities around the Cowboys Stadium gained momentum this quarter.

Roadway construction started on Baird Farm (Section One) from Randol Mill Road to Nolan Ryan Expressway.

Mario Sinacola & Sons Excavating, Inc. has been awarded the contract to move approximately 25,000 cubic yards of dirt from this area to a site in Euless. Approximately 155,000 cubic yards are scheduled to remain on site for the extension of Baird Farm Road.

Dirt transport operations started this quarter and are scheduled to continue for approximately 12 weeks, from 7:30 a.m. to 5:30 p.m. Monday through Saturday.

Engineering drawings of the future Baird Farm Road Bridge show entrance and exit ramps and pedestrian friendly walkways.

The extension of Baird Farm Road also includes the reconstruction of Copeland Road and the addition of approximately 1,100 parking lot spaces on a 9.8 acre site bound by Pennant Drive on the west and Nolan Ryan Expressway on the east.

East Sanford Street will be closed to thru traffic from

Roadway Construction Calendar October 2006 to March 2007

- Nolan Ryan Expressway from Randol Mill Road to the traffic circle closes.
- Construction of the new Baird Farm Road at Nolan Ryan Expressway begins.
- Contractors are removing dirt in preparation for the future Baird Farm Road.
- Reconstruction of Copeland Road begins. The construction of the 1,100-space parking lot begins.

January 2007 to March 2007

- Nolan Ryan Expressway from Randol Mill Road to traffic circle re-opens.
- Pennant Drive from Randol Mill Road to East Road to Six Flags closes.
- Pennant Drive is reconstructed.



November 10, 2006 to 2009. This area of Sanford serves as the primary route for all equipment deliveries to the Project Site. The closure is a public safety measure during times when large construction equipment is being moved through the area. A portion of East Sanford Street is also scheduled for reconstruction. This area is scheduled to re-open with the grand opening of the Cowboy Stadium in 2009.

Johnson Creek

Applied Ecological Services is the Wisconsin-based environmental planning consultant retained by the City of Arlington to prepare construction plans for stream restoration and park improvements on Johnson Creek.

Initial work will focus on improvements between Sanford Street and the ponds north of Randol Mill Road. This will be phase one of the Johnson Creek Conservation Plan, a multi-year effort to reduce the damage of storm water and improve the stability of Johnson Creek.

In addition to stream restoration, phase one of the plan will include trails, native trees, irrigation, lighting, a pedestrian bridge and signage. The first of three scheduled public meetings about the project was conducted on October 9. A Corps of Engineers permit application, addressing the impacts of "Waters of the United States," will be submitted in November. A public comment period will be part of this permitting process.

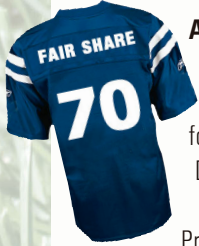
Phase one design and construction has an estimated cost of \$10 million. The Dallas Cowboys and the partnership preparing to develop Glorypark have each pledged \$1.945 million dollars for the project. City management will be working closely with the Arlington City Council to identify alternative funding sources for the balance of the project. Construction is scheduled to begin in the summer of 2007.

The Arlington City Council continues to seek federal authorization and financial support for the implementation of the Johnson Creek Conservation Plan. Legislation has been introduced and Congressional action on Water Resources Development Act legislation is expected this winter, following the November elections. The plan, if approved, could facilitate future phases of construction, including similar storm water and recreational improvements at Vandergriff Park, Julia Burgin Park and Meadowbrook Park.

The Parks and Recreation Department staff have also identified floodplain land on Village and Rush Creek that could be acquired to offset the environmental impacts anticipated in the Entertainment District.



Minority Contracting Opportunities Spotlight



Azteca Enterprises, Inc.

Azteca Enterprises is part of the construction team, providing structural steel services for the Cowboys Stadium project in Arlington. The Dallas-based firm is one of the largest Hispanic-owned construction companies in the country. President and CEO Luis Spinola founded the enterprise in 1989. Some of the company's largest clients have included the Dallas Fort Worth International Airport, Texas Motor Speedway, Dallas Convention Center and structural steel projects in Las Vegas, Addison and Richardson.

Spinola recently described the Cowboys Stadium as one of the "most exciting projects the company has undertaken." More than 12,000 tons of steel will be used.

"Providing the roofing structure of the stadium is a very intricate process. It's going to be a big challenge, and we're ready for it," he said in an interview from his Dallas office.

Azteca Enterprises is a company dedicated to safety, quality and on-time performance, he said.

"Our employees live and work in the communities where we build. We are dedicated to community, and are actively involved in making a positive difference."

Spinola is a civil engineer who specializes in construction management, structural steel and concrete. Over the



Luis Spinola



John Martinez, President of Hispanic Contractors Association; District 3 Arlington City Council Member Robert Rivera; HCA Chairman Chris Escobedo and Art Robles, Chairman of the Arlington Hispanic Chamber of Commerce.

years, he has expanded the company with Texas offices in Robstown and Houston and Las Vegas. The company has 300 employees.

Azteca Enterprises is an industry leader and winner of many awards including the 2004 Minority Business of the Year from the U.S. Department of Commerce and the 2005 MBE Business of the Year from the North Central Texas Regional Certification Agency. Hispanic Business Magazine

listed them as one of the top 10 minority owned contractors of the year in 2006.

"Our team approach to projects is indicative of our commitment to excellence. We are very excited to be working on a winning team with Manhattan Construction and Jerry Jones," said Spinola.

To learn more about Azteca Enterprises, visit their website at www.azteca-omega.com or call 214-905-0612.

Upcoming Prime Construction Opportunities:

Manhattan Construction is accepting bids for prime construction opportunities. For more information and a listing of pre-bid meetings, visit www.manhattanconstruction.com or call 817-524-0400.

Contracting Opportunities Mixer

Arlington hosted another successful networking event for minority and women-owned businesses interested in contracting opportunities with the Cowboys Stadium Project. The Stadium M/WBE Networker on



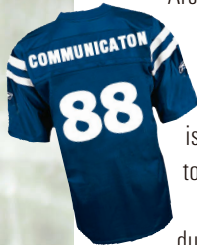
September 18 was held at the Arlington Convention Center and attracted more than 300 people. Prime contractors setup exhibits and spoke with subcontractors and distributed information. Prime contractor participants included: Manhattan Construction, Rayco, Inc. and 3i Construction. Other participants included TD Industries, JMEG, Marsh Insurance, and the Jenkins Insurance Agency.

Fair Share Facts as of October 2006:

- **360** - Number of registered minority and women-owned firms
- **48** - Number of minority and women-owned firms with contract awards
- **\$13.5 million** - Amount paid to M/WBE firms of the total \$71 million in contract dollars paid
- **19%** - Contract dollars paid to minority and women-owned firms

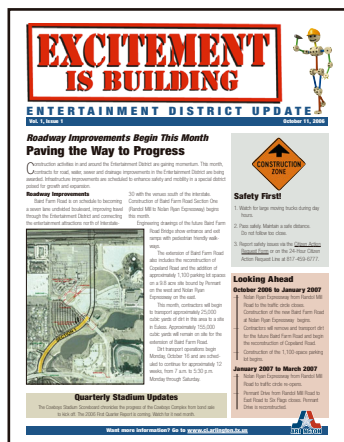


This quarter, the **Communications Team** continued to link the public with important developments in the Core Project Area of the Cowboys Stadium Project.



Team members attend regular meetings of the Cowboys Working Group and work closely with the Cowboys, Development and Operation Teams to issue timely information bulletins and news releases to the media about the project.

This quarter, the Communications Team introduced a new news bulletin designed to create excitement for improvements that are gaining momentum in the Entertainment District. The news bulletin is designed to complement efforts of the Arlington Convention Visitor's Bureau to inform tourists about major roadway improvements that might impact their travel to the Entertainment District. The construction of Baird Farm Road is the first of many major roadway improvements planned in the district.



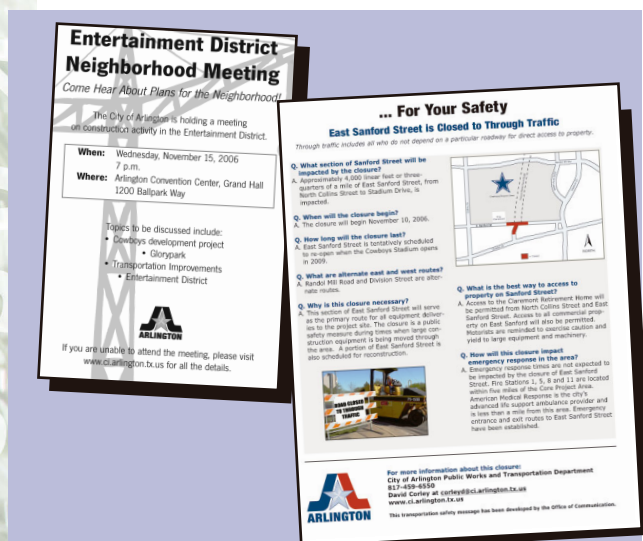
This quarter, the Communications Team has conducted two information meetings with residents of the Claremont Retirement Village, and is planning the first Neighborhood Meeting for property owners in the Core Project Area.

City of Arlington Marketing Manager Gerald Urbantke said notices are being mailed to more than 3,000 property owners within the Core Project Area, inviting them to attend the Neighborhood Meeting on November 15 for updates about construction and transportation/roadway improvements in the Entertainment District. This is part of the City's ongoing efforts to keep residents and businesses in the area informed.

Did you know?

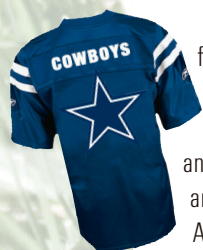
The Cowboys Web Page on the City of Arlington website at www.arlingtontx.gov/cowboys continues to be a popular source for development updates in the Core Project Area. The web page includes the latest news releases, current and archived issues of the *Cowboys Stadium Scoreboard* and the *Cowboys Project Newsletter*. The site also provides links to other web sites that provide information about contracting opportunities.

www.ci.arlington.tx.us/cowboys



Arlington's Entertainment District is home to Ameriquest Field, Six Flags Over Texas, Six Flags Hurricane Harbor, retail, hotels, restaurants and residential communities. The district is the future home of the Cowboys Stadium and Glorypark.





The Cowboys are America's team because of their performance on the football field and in the community. This quarter, the Cowboys partnered with the United Way of Tarrant County to emphasize physical fitness, and joined the City of Arlington to promote public libraries and literacy. Their accomplishments this quarter in Arlington are summarized below:

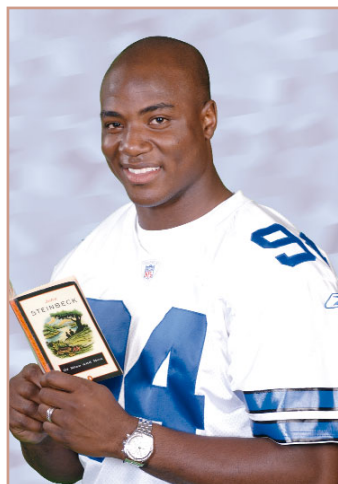
Cowboys Huddle at Arlington Child Care Center

The annual United Way Hometown Huddle is a National Football League day of community volunteerism. This quarter, Dallas Cowboys players and cheerleaders teamed up with the United Way of Tarrant County to lead exercises and stress the importance of physical fitness beginning at an early age. The location was the All Stars Child Care Center in Arlington. Joined by Mayor Robert Cluck and United Way of Tarrant County's President and CEO Tim Carter, Cowboys veteran safety Roy Williams presented the center with a \$2,500 grant from Gene and Jerry Jones Family Charities to purchase exercise equipment in support of their on-going effort to fight childhood obesity.



DeMarcus Ware Reveals His Favorite Book and Promotes Literacy

This quarter, Cowboys Linebacker DeMarcus Ware volunteered to help promote Arlington public libraries and literacy. He was one of 11 selected to participate in the Arlington Public Library's Celebrity Reads Poster Program. In 2007, each poster will feature a local celebrity with his or her favorite book. The posters will be displayed at all Arlington public libraries, Arlington Independent School District libraries, and City Hall.



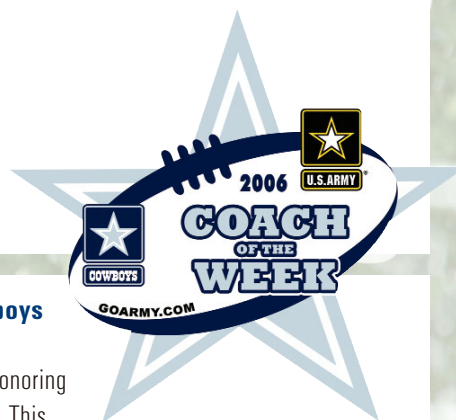
#94 Demarcus Ware

Ware and his favorite book, *Of Mice and Men* by John Steinbeck, will be highlighted for one month next year. The program is sponsored by the City of Arlington in partnership with the Arlington Public Library System and American Library Association's Celebrity Read series.

Bowie High School Coach is Recognized as U.S. Army / Dallas Cowboys Coach of the Week

For the 12th consecutive year, the Dallas Cowboys have continued a tradition of honoring hard working high school football coaches who make a difference on and off the field. This year, the Cowboys are proud to partner with the United States Army to present the U.S. Army / Dallas Cowboys Coach of the Week program.

In Week Eight of the 2006 high school football season, Coach Kenny Perry of Arlington Bowie High School was chosen as Coach of the Week for the Volunteer's 54-34 victory over Arlington Martin High School. Coach Perry received a \$2,000 grant for the Bowie football program presented at a home pep-rally by the U.S. Army and Gene and Jerry Jones Family Charities. He also received a framed certificate signed by NFL Commissioner Roger Goodell and Cowboys Head Coach Bill Parcells and an invitation to attend the Dallas Cowboys versus Detroit Lions game on December 31 for a special on-field recognition ceremony.



Quarterly Stats

240

To date, number of concrete columns poured
to support upper decks

685

To date, number of concrete piers poured
to support floors and columns

12,000 tons

Estimated amount of steel to be used

6

Number of tower cranes erected

236

Tallest tower crane in project site.

10 Stories

Height of tallest crane on project site

48

Number of contracts awarded to minority and women-owned enterprises



**The Cowboys Stadium Scoreboard is a quarterly
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